

Planning Commission Hearing Minutes February 8, 2016

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Alderman Russell Kate McConnell Barbara Nicklas Arlene Perkins Ron Burns		Gabrielle Collard -Division Manager for Current Planning Pam Reppert – City Planner Scott Waxter- Assistant City Attorney Devon Hahn – City Traffic Engineer Carreanne Eyler – Administrative Assistant

I. ANNOUNCEMENTS:

Ms. Collard announced that the Planning Commission Workshop will be held on Tuesday, February 16, 2016 due to the holiday on Monday and the Sustainability Plan is being brought forth for discussion. She also stated that this Planning Commission hearing would be City Traffic Engineer; Devon Hahn's last meeting with the City stating that she has been a great asset and very knowledgeable over the years and she will be missed. Ms. Collard concluded with welcoming the Planning Commission's new member, Ron Burns.

Approval of the **January 11, 2016** Planning Commission Meeting Minutes as published:

MOTION: Commissioner Perkins.

SECOND: Commissioner Nicklas.

VOTE: 4-0. (Commissioner Burns abstained)

Approval of the **January 19, 2016** Planning Commission Workshop Minutes as published:

MOTION: Commissioner Nicklas.

SECOND: Commissioner Perkins.

VOTE: 4-0. (Commissioner Burns abstained)

Approval of the **February 5, 2016** Pre-Planning Commission Meeting Minutes as published:

MOTION: Commissioner Perkins.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. OLD BUSINESS:

A. PC14-989FSI, Final Site Plan, Monocacy Center

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

Commissioner Burns recused himself from the case after the staff report was read into the record at 6:13 p.m.

Planning Commission Action Per Section 605 (d)(2):

MOTION: Commissioner Perkins moved for approval of the modification to Section 605 (d)(2) for the Level I buffer planting to be reduced by 79 trees, to be verified, with the three findings of fact that were read into the record by staff.

SECOND: Commissioner Nicklas.

VOTE: 4-0.

Planning Commission Action Per Section 605 (c)(2):

MOTION: Commissioner Nicklas moved for approval of the modification to Section 605 (c)(2) to reduce the number of trees required on Lot 7 with the three findings of facts that were read into the record by staff.

SECOND: Commissioner Perkins.

VOTE: 4-0.

Planning Commission Action Urban Design Booklet:

MOTION: Commissioner Perkins moved for the approval of the Urban Design Booklet based on the Applicant's demonstration that the residential buildings comply with the Class A standards required with the consideration of the "anchor point" as a fifth design element for the residential buildings on Lot 1 and 5 as well as compliance with the Class A standards for the nonresidential buildings, conditioned upon changing the Lot 5 building elevation to include the stamped panel door and labeling these doors on applicable elevation sheets; and to correct the glazing on the window detail for building 2A, 3A, and 4A elevations.

SECOND: Commissioner Nicklas.

VOTE: 4-0.

Planning Commission Action PC14-989FSI:

MOTION: Commissioner Nicklas moved to approve final site plan PC14-989FSI finding the proposed application complies with all of the sections of the LMC based on the following conditions to be met:

1. Correct Signage Table 8, per Section 864(m), based on the number of residential units, the combined maximum amount of signage area permitted for the residential Lots 5 and 6 is 138 s.f.
2. Landscaping:
 - a. Verify Totals for Landscaping Requirements Summary table:
 - i. The Street numbers are incorrect that 63-59= 4 in surplus trees;
 - ii. Property trees 315-300=15 in surplus;
 - iii. Parking trees 94-74 = 20 in surplus;
 - iv. Surplus trees total 39 from 90 trees for modification equals 51 trees short from requirement for a total of 542.
 - b. Enlarge the Parking Lot Interior Landscaping exhibit on Sheet 8 to provide the 10% s.f. areas for verification with the table on Sheet 9.
3. Update the Urban Design Booklet to revise Lots 2, 3, 4, and 5 building elevations that are adjacent to roads or parking areas to include the stamped panel door and label these doors on the applicable elevation sheets.
4. Add a note on plan and in Urban Design Booklet that all fences cannot exceed 6' in height.
5. Add on the site plan the screening wall connection between Lots 3 and 4 buildings as shown in the Design Booklet. Clarify that all wrought iron fences are to be black powder coated aluminum fences and all fences to be in compliance with playground safety standards.

SECOND: Commissioner Perkins.

VOTE: 4-0.

VI. NEW BUSINESS:

B. PC15-823FSI, Final Site Plan, Costco Fuel Facility and Tire Center Expansion

Ms. Collard entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action Per Section 607:

MOTION: Commissioner Perkins moved for approval of a modification to Section 607, Table 607-1, *Parking Schedule* with the three findings of facts as read into the record by staff.

SECOND: Commissioner Perkins.

VOTE: 5-0.

Planning Commission Action PC15-823FSI:

MOTION: Commissioner Nicklas moved to approve PC15-823FSI finding the proposed application complies with all of the sections of the LMC.

SECOND: Commissioner Perkins.

VOTE: 5-0.

C. PC15-825FSCB, Combined FSD/PFCP, Costco Fuel Facility and Tire Center Expansion

Ms. Collard entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner Nicklas moved for the approval of PC15-825FSCB.

SECOND: Commissioner Perkins.

VOTE: 5-0.

D. PC15-917FSI, Final Site Plan, Monocacy Water Treatment Plant Upgrades

Ms. Collard entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner Burns moved for the approval of final site plan, PC15-917FSI with the eight conditions read into the record by staff as well as the approval of a modification to Section 605, *Landscaping Standards*, with the three findings of facts that were read into the record by staff.

SECOND: Commissioner Perkins.

DISCUSSION: Commissioner McConnell asked if the modification should be voted on first before the final site plan and staff said that it would be consistent with standard procedures. The Commission tabled that motion until after the vote on the modification.

Planning Commission Action Per Section 605:

MOTION: Commissioner Perkins moved for approval of a modification to Section 605, Table 605-3, *Landscaping Standards*, with the three findings of facts that were read into the record by staff.

SECOND: Commissioner Nicklas.

VOTE: 5-0.

Planning Commission Action PC15-917FSI:

MOTION: Commissioner Burns moved for the approval of final site plan, PC15-917FSI with the eight conditions to be met:

1. Revise Note #11 on Sheet 1 of 5 referencing the deferral of road frontage improvements to indicate the correct date of approval by the Mayor and Board.
2. That ARCH15-663 is completed prior to unconditional approval and Note #10 on Sheet 1 of 5 be revised to reflect the final findings.
3. Final Subdivision Plat PC15-660FSU must be recorded prior to unconditional approval.
4. Revise the Tabulation Chart on Sheet 1 of 5, under the Parking calculations to indicate the total number of parking spaces provided (new and existing).
5. Revise Note #18 on Sheet 3 of 5 to provide the correct date for the Mayor and Board approval of the deferral and to correct the spelling of "street scaping"
6. Revise Note #17 on Sheet 3 of 5 to indicate approval date of the modification for Level I Landscaping.

7. Show and label the cross access easement for the shared drive between this site and the County's Monocacy Waste Water Treatment Plant.
8. Add a note to the plan stating, "The future Shared Use Path to be constructed per the 2010 Comprehensive Plan as part of a separate Capital Improvement Plan project. The exact alignment of the path to be determined at that time."

SECOND: Commissioner Perkins.

VOTE: 5-0.

Meeting adjourned approximately 7:30 p.m.

Respectfully Submitted,

Carreanne Eyler
Administrative Assistant

APPROVED 03-14-2016